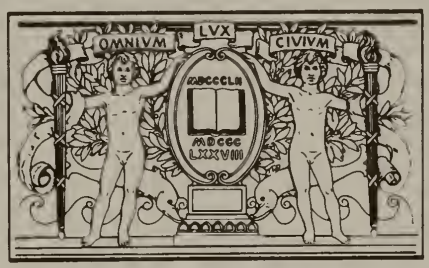
BOSTON PUBLIC LIBRARY
3 9999 06544 029 7
GOVDOC
BRA
5064



BOSTON
PUBLIC
LIBRARY

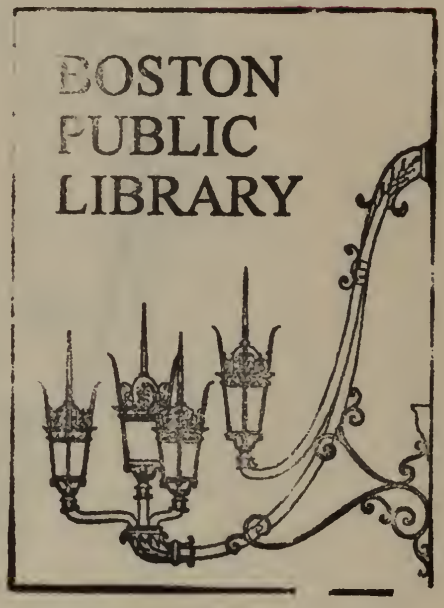
91-195-122

華埠使用者調查
CHINATOWN USER SURVEY

Deborah A. Oriola
Gregory W. Perkins

Boston Redevelopment Authority
Policy Development and Research Department

January 1988



Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

Alexander Ganz, Assistant Director
Policy Development and Research Department

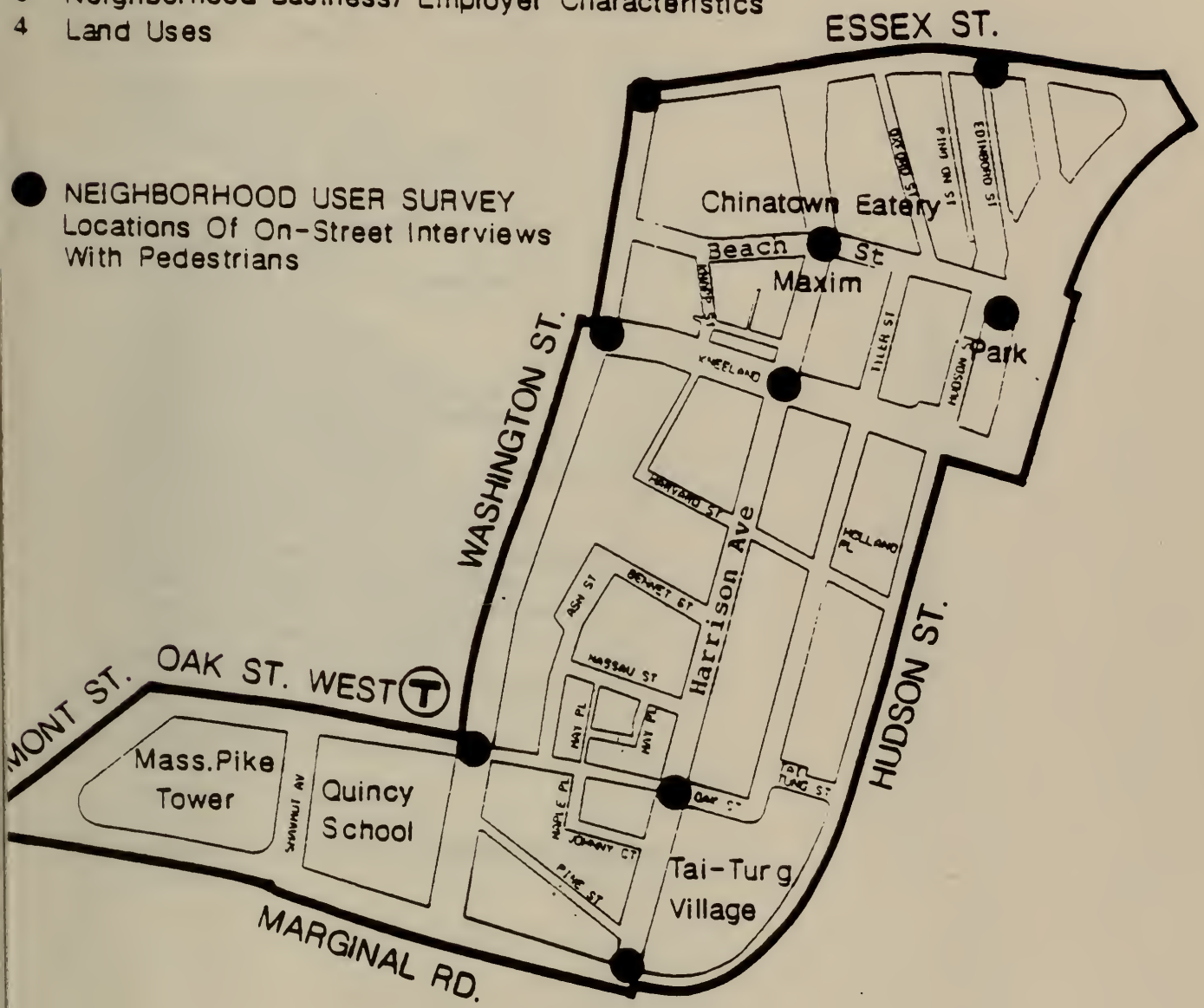
Boston Redevelopment Authority Board Members
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
Michael Donlon, Vice Chairman
of Subcommittees
Kane Simonian, Secretary

192

CHINATOWN SURVEY AREA

1 Housing Condition
2 Neighborhood-User Characteristics
3 Neighborhood Business/ Employer Characteristics
4 Land Uses

● NEIGHBORHOOD USER SURVEY
Locations Of On-Street Interviews
With Pedestrians



BOSTON REDEVELOPMENT AUTHORITY

Table of Contents

	Page
Map	
Introduction	1
Executive Summary	2
Place of Residence	4
Characteristics of Users	5
Demographic characteristics	5
Income characteristics	8
Housing characteristics	9
Non-Residents' Reasons for Visiting Chinatown	11
Frequency of Visits to Chinatown - Non-Residents	12
Location of Workplace	14
Use of Chinatown Services	15
How Services Could be Improved	16
Sources of Chinatown Information	17
Awareness of Development	18
What People Like Best About Chinatown	19
General Attitude About Chinatown	20
Most Serious Problems in Chinatown	21
Resident's Reasons for Living in Chinatow	22
Length of Time at Present Location	23
Length of Residency in Chinatown and Previous Place of Residence	24
Former Chinatown Residents	25
Non-Residents' Likelihood of Moving into Chinatown	27
Size and Type of Housing Need	29
Appendix A: Methodology	32
Appendix B: Answers to Open-Ended Questions	36

List of Tables and Figures

		Page
Table 1:	Race/Ethnicity of Chinatown Users	6
Table 2:	Family Income of Chinatown Users	9
Table 3:	Household Size of User Households	9
Table 4:	Chinatown Users Monthly Rental or Mortgage Expense by Household Size	10
Table 5:	Part of Day When Visit by Days of Visits	13
Table 6:	Services Used in Chinatown	16
Table 7:	How Services Can Be Improved	17
Table 8:	Sources of Information About Services	18
Table 9:	Awareness of Development Projects	19
Table 10:	What Users Like Best About Chinatown	20
Table 11:	General Feeling About Chinatown: How Things are Going	21
Table 12:	What Users Think are Most Serious Problems in Chinatown	22
Table 13:	Length of Residency in Current Residence	23
Table 14:	Income of Non-Resident Users Very Likely to Move to Chinatown	28
Table 15:	Appropriate Size of Housing Needed	30
Table 16:	Type of Housing Needed by Users of Chinatown	30

Figure 1:	User Place of Residence	5
Figure 2:	Educational Attainment of Chinatown Users	7
Figure 3:	Age Distribution of Chinatown Users	8
Figure 4:	Reason Non-Residents Visit Chinatown	11
Figure 5:	Frequency of Visits to Chinatown by Non-Resident Users	12
Figure 6:	Frequency of Asian Visits to Chinatown	14
Figure 7:	Place of Work - Chinatown Residents	14
Figure 8:	Place of Work - Non-Chinatown Residents	15
Figure 9:	Reasons Residents Live in Chinatown	23
Figure 10:	Length of Residency in Chinatown	24
Figure 11:	Place of Residence Before Moving to Chinatown	25
Figure 12:	Length of Residency in Chinatown - Former Residents	25
Figure 13:	Reasons Former Residents Left Chinatown	26
Figure 14:	Likeliness of Non-Resident Users Moving to Chinatown	27
Figure 15:	Current Residence of Users Very Likely to Move Into Chinatown	29

INTRODUCTION

The User Survey was conducted to obtain information about the users of Chinatown, who they are and why they use this neighborhood. The Chinatown Community Plan effort, currently undertaken by the Boston Redevelopment Authority and the Chinatown/South Cove Neighborhood Council, seeks to assess the level of use of the Chinatown neighborhood: who uses Chinatown, when and for what purposes. In addition, the effort attempts to identify general attitudes about the neighborhood, held by both residents and non-residents. A survey of Chinatown users was carried out in the section of Chinatown bordered by Essex Street to the North, the Expressway to the east, the Mass Pike to the South, and Washington and Tremont Streets to the west.[1]

[1]The survey area has been identified for the purpose of carrying out intensive field work in the Chinatown business and residential centers.

EXECUTIVE SUMMARY

Boston's Chinatown neighborhood has a variety of resident and non-resident users. A person may work in Chinatown, visit a restaurant or a grocery store, visit friends or relatives, pass through on their way from one section of downtown to another, or visit Chinatown for leisure and entertainment purposes.

One-fifth of Chinatown users are residents of the neighborhood, with the rest coming in from other Boston neighborhoods and areas outside the City. Nearly two-thirds of the users are Asian. Users travel to Chinatown primarily by public transportation, private car, or on foot. Users tend to be younger than the general population of Chinatown. Many non-resident users visit primarily on weekdays, in the morning and afternoon. The principle reasons for using Chinatown include to eat, work, shop, visit friends and pass through the area.

Many Chinatown users, especially resident and Asian users, use the services available in Chinatown, with 77 percent of residents and 61 percent of all Asians doing so. Medical services are the most frequently used service, but immigration services and day care services are also used often. Most users think the services in Chinatown could be improved by expanding the level of services that are offered. Users learn about these services from friends and relatives, as well as from newspapers.

Users tend to be aware of development projects in Chinatown, with most being familiar with the Orange Line Replacement and the Kingston/Bedford Parcel to Parcel Project. Overall, users tend to like Chinatown, particularly the food, Chinese community and people, and the shopping. Yet, many think there are serious problems in Chinatown, particularly garbage, the housing shortage, and crime and safety.

Those who live in Chinatown enjoy the amenitites, and most live there because they like the community. It is the convenience of living in Chinatown. the stores, living near relatives and the ease of being in the Chinese community, that keeps many residents in Chinatown. However, nearly one quarter think they have no other choice. Most residents have lived in Chinatown for several years, and the majority came to Chinatown from Hong Kong and China. Former residents, who stayed in Chinatown an average of four years, left because of overcrowding, their perception that Chinatown is not a good neighborhood, and because of the expense of living there. However, just as many users live in Chinatown to be near relatives, many former residents also left Chinatown, moving to other areas, for the very same reason.

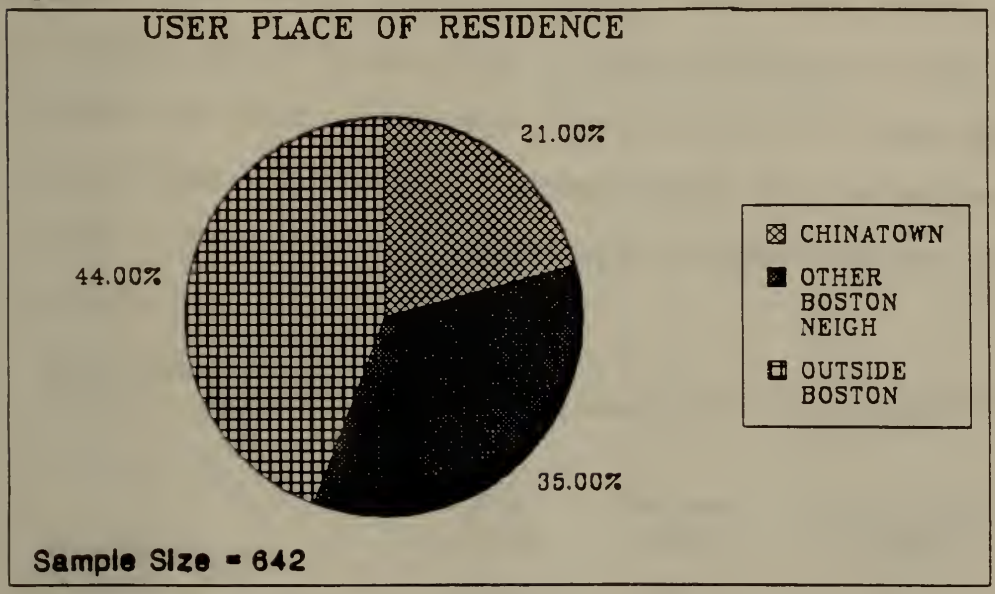
There is a strong demand for housing and desire to live in Chinatown, particularly from Asians. Housing is a problem, as the existing supply is limited and units are often too small for those who need them. Yet, many users who live in other areas would be interested in moving to Chinatown, given the right conditions. Although nearly one-half of users living outside Chinatown would not move to Chinatown if housing, comparable in cost to their current housing, were provided, the other half would be at least somewhat likely to move. Of those very likely to take this opportunity, the majority of which are Asian, their ability to pay, reflected in family income, is low for many although high for some. Additionally, many would be interested in 3 or more bedroom rental units, indicating the need for large, affordable family rental units in Chinatown. Families currently living in Chinatown have an even greater need for large rental units.

Chinatown is a unique, urban ethnic neighborhood offering many amenities and services to residents of the City and the surrounding areas, and serving as the center of the Asian population in Boston and New England. The many restaurants, shops and services available are accessible to a large resident community and to users traveling into Chinatown to work, make business and social contacts, pass through and patronize its facilities.

PLACE OF RESIDENCE

Of the people in Chinatown who are working, visiting, shopping, passing through, etc., one-in-five is a resident of Chinatown. Nearly half, 44 percent, are visitors from outside the City of Boston. See Figure 1. While 21

Figure 1.



percent of the users are Chinatown residents, 35 percent come from other Boston neighborhoods, including the South End, 12 percent, Allston-Brighton, 9 percent, and Fenway-Kenmore, 3 percent.

CHARACTERISTICS OF USERS

Demographic Characteristics

Asian users still predominate as many come in from outside of Chinatown to shop, to eat, and to use services. Users of Chinatown are better educated and wealthier than Chinatown residents. Male users out-number female users 57 percent to 43 percent, perhaps due to the larger numbers of men in the local labor force.

The ethnic/racial origins of the user population of Chinatown show the predominance of the Asian population. Asian persons account for 63 percent of the users of Chinatown. Residents of Chinatown make up one-third of Asian users, and non-residents make up two-thirds. Fifty-five percent of all users were Chinese, while 90 percent of Chinatown neighborhood residents are Chinese. Vietnamese and Cambodians totaled 8 percent of all users, with many of them coming from outside of Chinatown. The other shares of all users included 24 percent white, 8 percent black, 2 percent Hispanic and 3 percent other. See Table 1. Non-resident users are predominately Asian, 55 percent, and white, 30 percent.

Table 1. Race/Ethnicity of Chinatown Users (in percent)

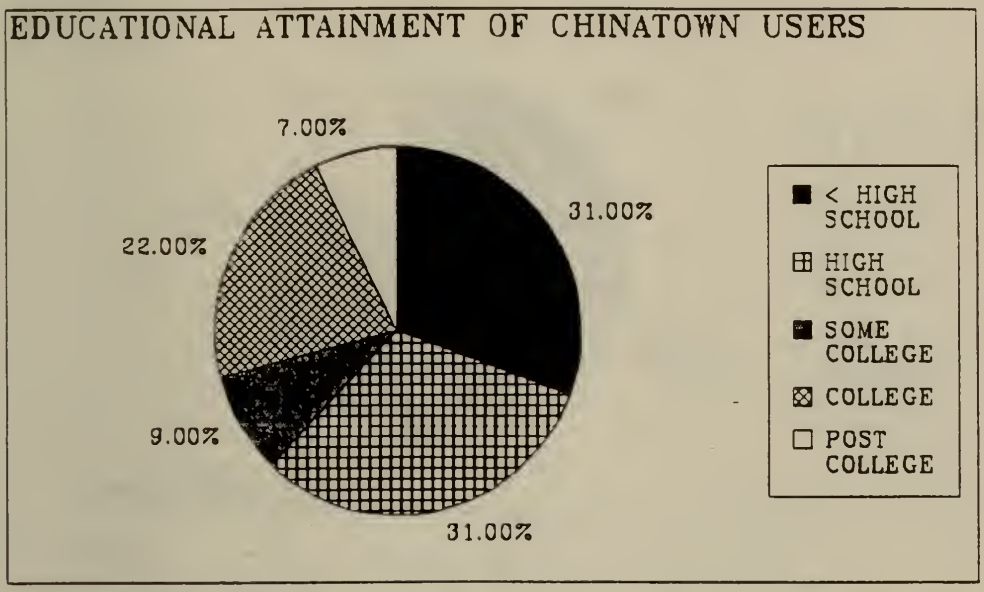
Race/Ethnicity	All Users	Resident Users	Non-resident Users
Chinese	55	90	46
Chinese/Vietnamese	4	4	5
Vietnamese	3	2	3
Cambodian	1	*	1
White	24	1	30
Black	8	2	9
Hispanic	2	*	3
Other	3	1	3
Total	100%	100%	100%
Sample Size	642	134	506

'*' indicates less than 0.5 percent.

Source: Chinatown User Survey, 1985.

The educational attainment profile of users was much different than for all residents of Chinatown. Generally users tend to be much better educated. A full 29 percent of users have a college degree or more. 9 percent have some college education, 31 percent have a high school diploma, and 31 percent have less than a high school education. See Figure 2.

Figure 2.

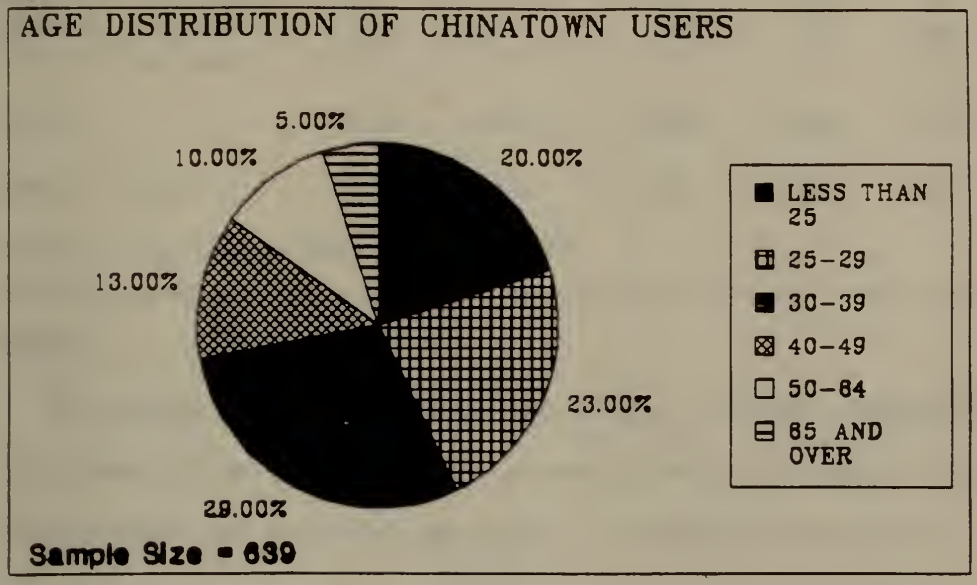


Accordingly, Asian resident users of Chinatown are less well-educated than non-resident Asian users. Only 6 percent of resident Asian users have a college degree, compared to 22 percent of non-resident Asian users. Sixty-five percent of resident Asians do not have a high school diploma, compared to 34 percent of non-resident Asians. This may be because of the many elderly residents living in Chinatown who did not receive an education, as well as the young adults who immigrated from Hong Kong and China and also never went to school in this country.

Similar to the overall population of Chinatown users, more Asian men use Chinatown than Asian women. Of resident Asian users, 55 percent are men and 45 percent are women. Of non-resident Asian users, 58 percent are men and 42 percent are women.

The age profile of users is much younger than the general population of Chinatown as a whole. The median age of users is about 32 years, with 20 percent aged less than 25 and only 15 percent aged over 50. See Figure 3. It may have been that the elderly tended not have responded to the survey effort.

Figure 3.



Income

Total family incomes of Chinatown users as a whole are much greater than for residents. The median family income for all users in 1987 was $22,500, although family income for all residents is closer to $15,000.[2] A significant thirteen percent of all users had incomes over $40,000, while another 14 percent had incomes below $10,000. See Table 2. Lower income users tended to be Chinatown resident users and Asian users.

---

[2]Source: BRA, Chinatown Housing Survey, 1987.

Table 2. Family Income of Chinatown Users (in percent)

Family Income	All Users	Resident Users	Non-Resident Users	Asian Users	Non-Asian Users
Less than $10,000	15	24	13	19	9
$10,000 - $19,999	29	41	26	37	17
$20,000 - $29,999	27	26	27	25	29
$30,000 - $39,999	15	7	17	11	21
$40,000 and over	14	2	17	7	24
Total	100%	100%	100%	100%	100%
Sample Size	575	118	455	350	224

Source: Chinatown User Survey, 1987.

Housing

The average household size for all users is high, 3.7 persons, compared to the average 1985 household size of 2.5 persons citywide. For residents, the average persons per unit is 4.0. See Table 3. A significant 38 percent of

Table 3 . Household Size of Chinatown User Households (in percent)

Number of Persons	All Users	Resident Users	Non-Resident Users	Asian Resident Users	Asian Non-Resident Users
1	10	8	10	6	6
2	21	18	22	18	16
3	14	8	16	9	15
4	23	27	22	28	24
5+	32	38	30	39	39
Total	100	100	100	100	100
Average Household Size	3.7	4.0	3.6	4.1	4.1
Sample Size	638	133	503	127	273

Source: Chinatown User Survey, 1987.

of households have 5 or more persons per household. Asians tend to live in households larger than most in the city. The average household size of Asian users, both resident and non-resident, is 4.1 persons.

Monthly rental or mortgage payments reflect that most families housing costs are within their means. The median housing payment for all users was $400 per unit. A full 37 percent pay $450 or more per month. Monthly expenditures for housing do not differ significantly by household size: the $400 median holds for all households sizes except for two person households, who pay a median of $350. Table 4 shows the distribution and mean and median values of mortgage and rent payments. While 20 percent of single person user households spend less than $250 for their housing, 36 percent spend $450 or more. Of four and five person user households, 38 and 46 percent, respectively, pay $450 or more per month on housing. All users families spend an average of 24 percent of their monthly income on housing costs.

Table 4. Chinatown Users Monthly Rental or Mortgage Expense by Household Size (in percent)

Monthly Expense	Household Size					
	1	2	3	4	5+	All
less than $250	20	18	13	8	6	12
$250 - 350	18	23	19	22	18	20
$350 - 450	26	33	34	32	30	31
$450+	36	26	34	38	46	37
Total	100	100	100	100	100	100
Median Monthly Expense	$400	$350	$400	$400	$400	$400
Sample Size	39	94	62	97	114	406

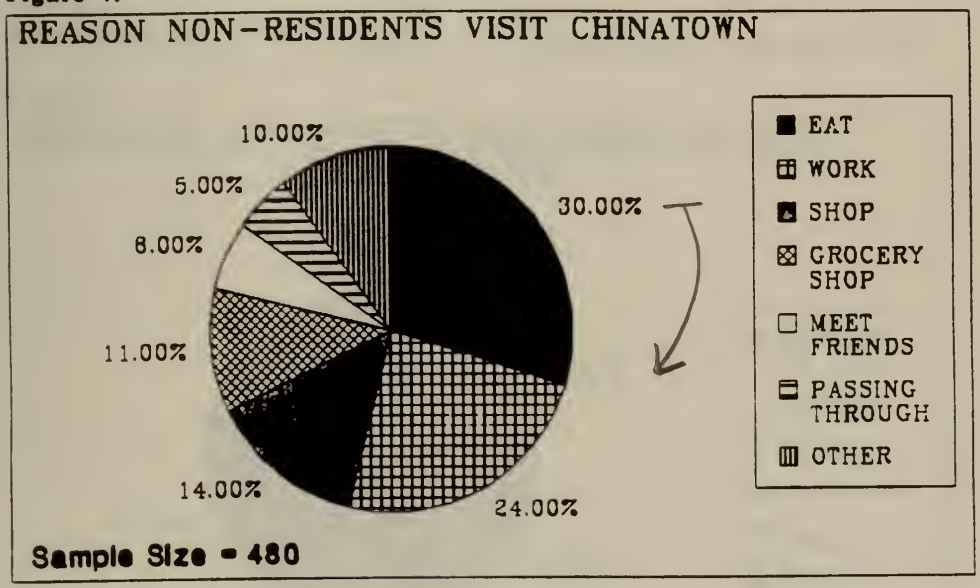
Source: Chinatown User Survey, 1987.

The average rent or mortgage payment is comparable for both resident and non-resident Asian users of Chinatown, with the groups spending $365 and $376 per month, respectively. In a city with rising rent costs, these amounts seem reasonable. With comparable household sizes, it is reasonable to think housing conditions may be similar for Asians both in Chinatown and outside Chinatown.

NONRESIDENTS REASONS FOR VISITING CHINATOWN

Non-resident users of Chinatown come into this area to eat, work and shop, as well as visit friends, pass through, etc. Overall, 30 percent of non-residents users are there to eat, 24 percent to work and 24 percent are there to shop, doing both general and grocery shopping. See Figure 4.

Figure 4.



Asians users visit Chinatown to work, shop, visit friends and patronize services. Twenty-two percent of Asian non-residents users visit restaurants when coming to Chinatown, compared to 30 percent of all non-resident users. Apparently, non-Asian non-residents are more likely to use a restaurant when visiting Chinatown. Asians non-residents users visit grocery shops more often

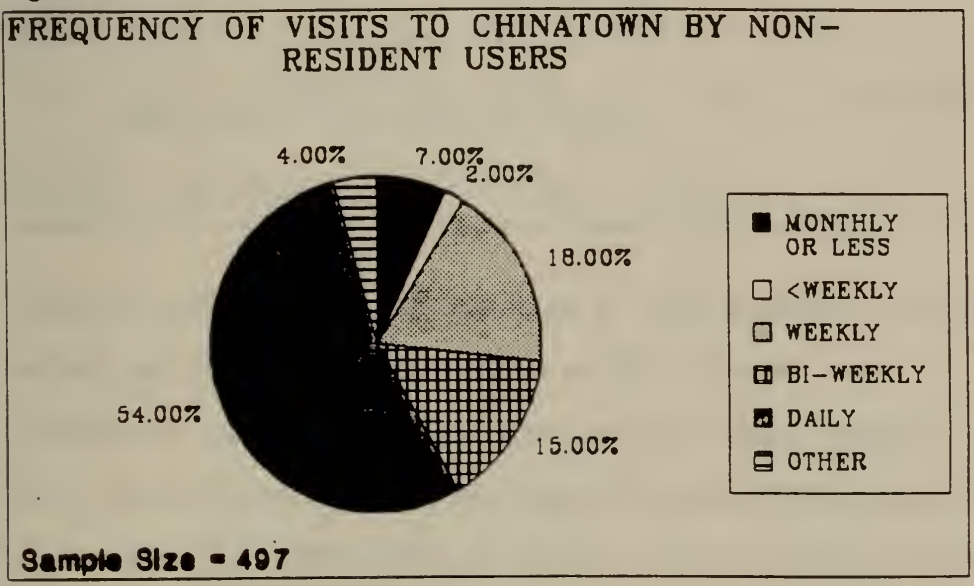
than non-asian non-residents users, with 16 percent of asian non-residents visiting for the purpose of grocery shopping, with only 11 percent of all non-resident users. Thus, the proportion of non-asian, non-resident users patronizing grocery stores must be smaller.

Restaurants and stores, grocery and general, are the most frequently used retail service used in Chinatown. Thirty-four percent of the non-resident users who visit Chinatown for the purpose of using a retail or business establishment use restaurants, while fifteen percent use grocery stores and 14 percent use general retail shops.

FREQUENCY OF VISITS TO CHINATOWN-NONRESIDENTS

The majority of non-resident users of Chinatown visit daily, and many others visit at least weekly. See Figure 5. Fifty-four percent visit daily, with

Figure 5.



many coming into Chinatown for work. Many of the trips to Chinatown by non-resident users are made on weekdays, with 76 of the users surveyed saying they visit during the week and 16 percent saying they visit on weekends. Eight

percent visit at different times. See Table 5. Nearly one-half, 48 percent, come into Chinatown in the morning, 24 percent in the afternoon, and 18 percent come in at various times.

Non-resident Asians users also visit Chinatown at various times of the day and week, the most popular times being weekdays and daytime hours. The majority, 54 percent, visit daily, while 25 percent visit at least weekly, and

Table 5. Part of Day When Visit By Days of Visits (in percent)

	Part of Day When Visit				
Days of Visits	AM	PM	Evening	Different Times	All
Weekdays	84	78	61	65	76
Weekends	13	19	28	14	16
Other	3	3	11	21	8
Total	100	100	100	100	100
Part of Day When Visit - All	48	24	10	18	100
Sample Size	241	118	46	88	499

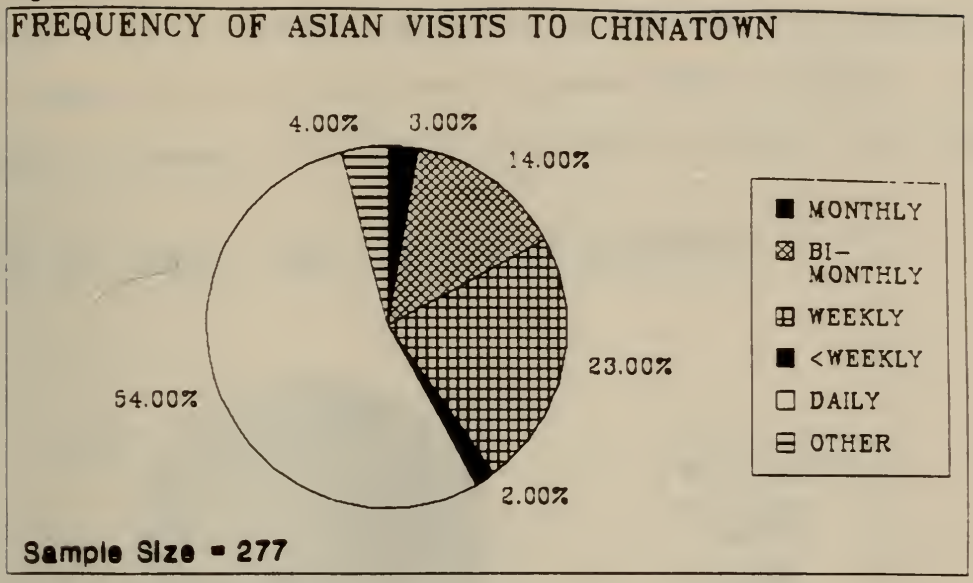
Note: Other includes Holidays, as well as responses for users who come on different days.

Source: Chinatown User Survey, 1985.

14 percent visit ever other week. See Figure 6. Three quarters of Asian non-residents visit on weekdays, while nearly one-fifth, 18 percent, visit Chinatown on weekends and the rest visiting at various times. Most visit during the day: 53 percent in the morning and 26 percent in the afternoon.

Twenty-five percent of non-resident users walk when visiting Chinatown, 38 percent take public transit and 35 percent drive by private car, with the remaining 2 percent using other means of transportation.

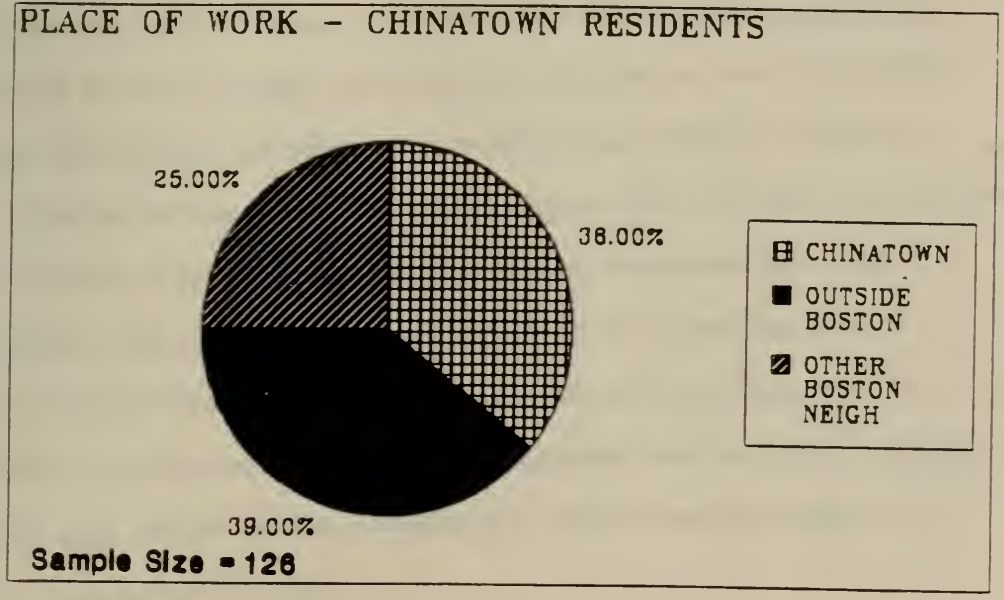
Figure 6.



LOCATION OF WORKPLACE

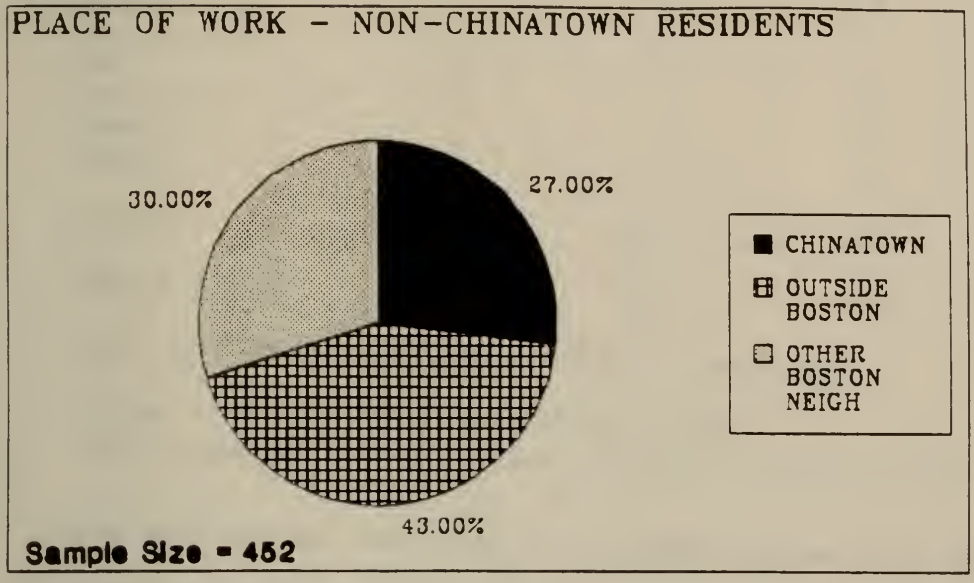
Many of the people living in or visiting Chinatown work outside Chinatown, although the majority work within the city. Twenty-nine percent work in Chinatown and 24 percent work in other parts of the City of Boston. Thirty-nine percent work in another city or town. See Table 7. A greater proportion of resident users of Chinatown work in Chinatown than non-resident users,

Figure 7.



36 percent versus 27 percent. Slightly more resident users work outside the City of Boston than non-resident users, 43 percent versus 39 percent. As mentioned, 24 percent of non-resident users work in Chinatown. See Figure 8.

Figure 8.



USE OF CHINATOWN SERVICES

Over one-half, 54 percent, of Chinatown users have used the services available in Chinatown, and resident users are more likely to use services than non-resident users, with 77 percent of resident users of Chinatown using services available to them, compared to 38 percent of non-resident users. See Table 6. Sixty-one percent of all Asian users use the services offered in Chinatown.

Medical services are the most widely used service in Chinatown, particularly by residents. Fifty-six percent of resident users use medical ser- vices available in Chinatown, compared to 28 percent of non-resident users.

Sixty-two percent of non-resident users do not use existing services. Visitors to Chinatown are interested in consuming foods and goods, and aside from using medical services, probably have other resources available in their own neighborhood or town.

Table 6. Services Used in Chinatown (in percent)

Services Used	All Users	Residents Users	Non-Residents Users	Asian Users
None	54	23	62	39
Medical	34	56	28	44
Immigration	2	5	1	3
Translation	1	1	2	2
Job	2	2	1	2
Day Care	1	5	*	2
Housing	1	3	1	2
Other	5	5	4	6
Total*	100	100	100	100
Sample Size	615	130	483	386

Note: '*' indicates less than 0.5 percent.

Source: Chinatown User Survey, 1987.

Asian users are also more likely to use medical services more than any other service available in Chinatown, with 44 percent using the medical services offered. Other services such as day care and immigration services are available and utilized by Chinatown users.

HOW SERVICES COULD BE IMPROVED

Most users of Chinatown think services can be improved simply by expanding the amount and level of services offered to users, and by providing good services. See Table 6. Thirty-six percent of all users and 40 percent of Asian users think services could be improved by expanding the current level of services offered: services should be expanded simultaneously with population growth, the hours in which services are offered should be expanded, and more services should be offered. Twelve percent of all users and of Asian users

Table 7. How Services Can Be Improved (in percent)

	All Users	Asian Users
Expand services	36	40
Provide good services	12	12
More medical services	8	9
More affordable services	4	4
Translation/bi-lingual services	4	4
General improvement	4	4
Better housing	4	4
Don't know	16	12
Other	12	11
Total	100	100
Sample Size	354	278

Source: Chinatown User Survey, 1987.

think that services could be improved simply by providing "good" services, although the definition of good is unclear. Less expensive services, particularly medical services, are also needed. Also, 16 percent of users were uncertain as to how services could be improved.

SOURCES OF INFORMATION ON SERVICES AND ACTIVITIES

Newspapers and friends are the largest sources of information for users regarding services and activities available in Chinatown. See Table 8. Twenty-six percent get their information from the regular newspaper, such as the Boston Globe or Boston Herald. Fifteen percent get their information from the Chinese Newspaper, and twenty-three percent learn about the services and activities from friends. The majority of both resident users and non-resident users rely upon these sources for information about services and activities in Chinatown, although 11 percent of non-residents have no source of information, probably because they are not looking for information on services in Chinatown or already are aware of them.

Table 8. Sources of Information about Services (in percent)

Sources	All Users	Residents Users	Non-Residents Users	Asian Users
Newspaper	26	24	26	20
Chinese Newspaper	15	20	13	22
Friends	23	26	23	23
Family	4	8	3	5
People	5	4	5	6
Fellow Workers	2	1	2	2
Storefronts/Shops	3	2	3	3
Bulletins/Notice Boards	3	5	2	3
Community Groups	2	2	2	2
Radio and Television	1	1	1	1
None	11	4	13	8
Don't Know	1	2	2	2
Other	4	2	5	3
Total	100	100	100	100
Sample Size	583	129	754	381

Source: Chinatown User Survey, 1987.

The primary sources of information for Asians regarding services in Chinatown are also friends, Chinese newspapers and major newspapers. Twenty-three percent of users receive information from friends, 21 percent from Chinese newspapers and 20 percent from other newspapers. Many have no source of information, 8 percent, probably being familiar enough or involved enough to know of the services.

AWARENESS OF DEVELOPMENT

Both the replacement of the Orange Line and the Kingston/Bedford parcel to parcel project are visible to the public. Fifty-nine percent of Chinatown users are aware of the Orange Line Replacement and twenty-two percent are aware of the Kingston/Bedford Parcel to Parcel Project. Only six percent are aware

of the Combat Zone renovation and 2 percent are aware of other projects in the area. See Table 9. Eleven percent are unaware of any development. Residents and non-residents are equally aware of each development project.

Table 9. Awareness of Development Projects (in percent)

Projects	Residents Users	Non-Residents Users	All Users
Kingston/Bedford	23	22	22
Orange Line	57	59	59
Combat Zone	5	6	6
Don't Know	11	11	11
Other	4	2	2
Total	100	100	100
Sample Size	131	499	632

Source: Chinatown User Survey, 1987.

WHAT PEOPLE LIKE BEST ABOUT CHINATOWN

Food, the Chinese community and people, and shopping are what most people who use Chinatown like best about the neighborhood. The convenience of living in Chinatown and the availability of foods in shops and restaurants are the attractions liked best by Chinatown resident users. The majority of non-resident users also like the availability of food -- in restaurants, shops and bakeries -- as well as the Chinese community and people. See Table 10.

Table 10. What Users Like Best About Chinatown (in percent)

What People Like Best	All Users	Chinatown Residents	Non-Chinatown Residents
People	7	8	7
Chinese Community/People	8	8	8
Chinese Culture	2	*	3
Food	37	21	41
Restaurants/Cafes/ Bakeries	7	3	8
Convenience	7	20	4
Shopping/shops	8	11	7
Own community/people	5	3	5
Friends	3	7	2
Language	2	5	2
Activity/Center of Activity	2	1	2
Groceries	3	3	3
Other	7	8	7
Don't Know	2	2	1
Total	100	100	100
Sample Size	637	131	504

Source: Chinatown User Survey, 1987.

GENERAL ATTITUDE ABOUT CHINATOWN

The majority of the users of Chinatown think that there are serious problems in Chinatown. Sixty-four percent feel this way. Only 16 percent felt that things are going well and 20 percent responded that they did not know. See Table 11. Resident users have a more pessimistic outlook than non-residents users, with 77 percent thinking that there are serious problems and 12 percent thinking things are going well, compared to 60 percent of non-resident users feeling there are serious problems and 18 percent feeling things are going well. Non-residents users are more likely to be uncertain on this issue. Asian users, both resident and non-resident, also think that serious problems exist in Chinatown.

Table 11. General Feeling About Chinatown; How Are Things Going? (in percent)

How are things going	All Users	Residents Users	Non-Residents Users	Asian Users
Going Well	16	12	18	12
Serious Problems	64	77	60	74
Don't Know	20	11	22	13
Total	100	100	100	100
Sample Size	624	131	491	390

Source: Chinatown User Survey, 1987.

MOST SERIOUS PROBLEMS IN CHINATOWN

Garbage, the shortage of housing and crime and safety are the problems considered most serious by users of Chinatown today. See Table 12. Twenty-seven percent think sanitation and garbage are the most serious problems in Chinatown. In a densely populated area containing many restaurants and grocery shops, garbage and trash accumulate continuously, with little room for its proper disposal. Seventeen percent of users cite the shortage of housing as the most serious problem. As the population has grown in this area, production of new housing units has not kept pace with the increase in residents. Finally, crime and safety are considered the most serious problem by 11 percent. Resident users of Chinatown think the most serious problems are the housing shortage, sanitation and garbage, gangs and prostitution. Non-resident users also think that sanitation and garbage are the most serious problems, and many think the housing shortage and crime and safety are serious problems. Asian users cite sanitation and garbage as well as the housing shortage as Chinatown's most serious problems.

Table 12. What Users Think are Most Serious Problems in Chinatown (in percent)

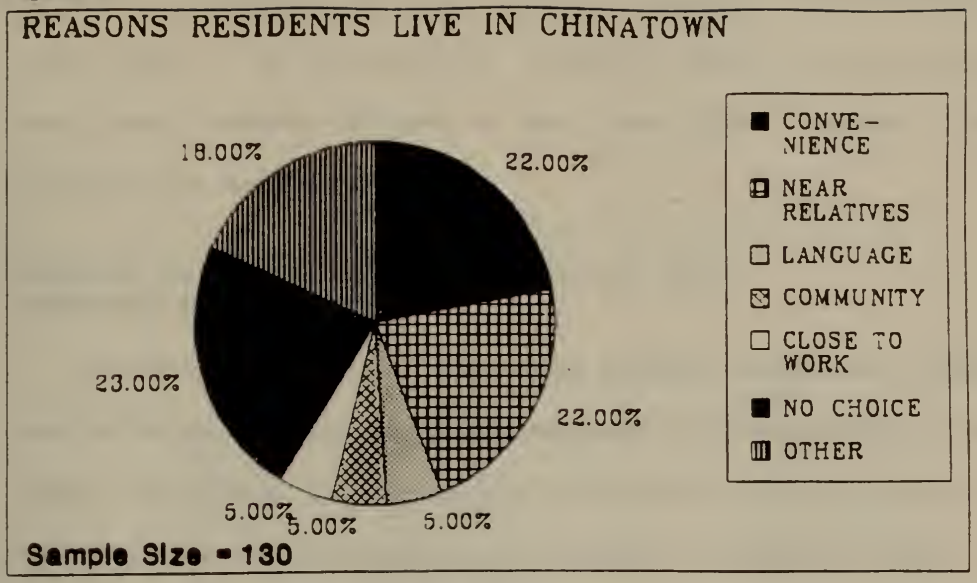
Most Serious Problem	All Users	Resident Users	Non-Resident Users	All Asians
Sanitation/Garbage	27	21	29	29
Overcrowding/Congestion	8	7	9	6
Traffic	6	2	7	7
Parking	4	1	4	3
Housing shortage	17	26	15	22
Housing Safety and Security	1	4	1	2
Crime/Safety	11	8	11	8
Gangs	5	11	4	6
Prostitution	6	9	5	6
Other	8	5	7	6
Don't Know	7	6	7	5
Total	100	100	100	100
Sample Size	616	133	481	392

Source: Chinatown User Survey, 1987.

RESIDENTS' REASONS FOR LIVING IN CHINATOWN

The 21 percent of users who are current residents of Chinatown live in the neighborhood because of a variety of reasons and many have lived in Chinatown for a number of years. Twenty-two percent of resident users live in Chinatown because it is convenient, and 22 percent want to live near their relatives and friends. See Figure 9. The ability to speak Chinese and the desire to live in a Chinese community account for 10 percent wanting to live in this neighborhood. Five percent want to be near work. However, 23 percent say they have no other choice but to live here. It seems as if most people live in Chinatown because it is a strongly defined ethnic neighborhood and a convenience for people who shop and live there.

Figure 9.



LENGTH OF TIME AT PRESENT RESIDENCE

Most of the users of Chinatown, 57 percent, have lived in their present residence five years or less, with nearly one-fifth, 18 percent, living there one year or less. Twenty-one percent have lived in their present residence 6 to 10 years and 22 percent for 10 years or more. Chinatown resident users have lived in their present residence longer than non-Chinatown resident users. See Table 13. Only 13 percent of resident users have lived in their present

Table 13. Length of Residency in Current Residence (in percent)

Number of Years	All Users	Chinatown Residents	Non-Chinatown Residents
One year or less	18	13	20
2 to 5 years	39	32	41
6 to 10 years	21	26	20
10 or more years	22	29	19
Total	100	100	100
Sample Size	640	133	505

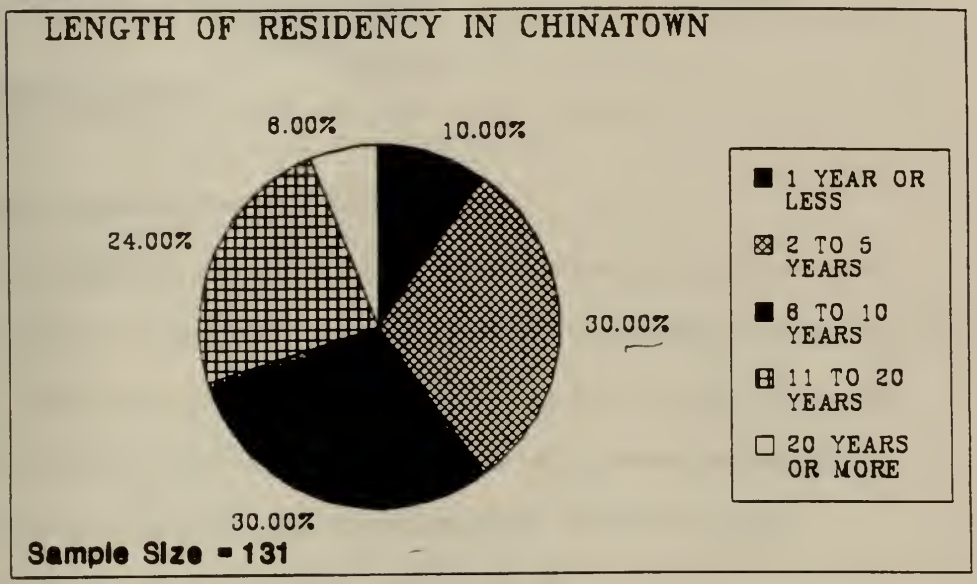
Source: Chinatown User Survey, 1987.

residence in Chinatown one year or less, in contrast to the 20 percent of non-resident users. Yet, 29 percent of Chinatown resident users have lived in their present residence 10 years or more, while only 19 percent of non-residents have done so.

LENGTH OF RESIDENCY IN CHINATOWN AND PREVIOUS PLACE OF RESIDENCE

Current resident users of Chinatown are generally longer term residents than are denizens of other Boston neighborhoods. The median length of residence is seven years. Ten percent have lived in Chinatown for one year or less, 30 percent have lived there two to five years, 30 percent six to ten years, and 24 percent have lived in Chinatown ten years or more. See Figure 10.

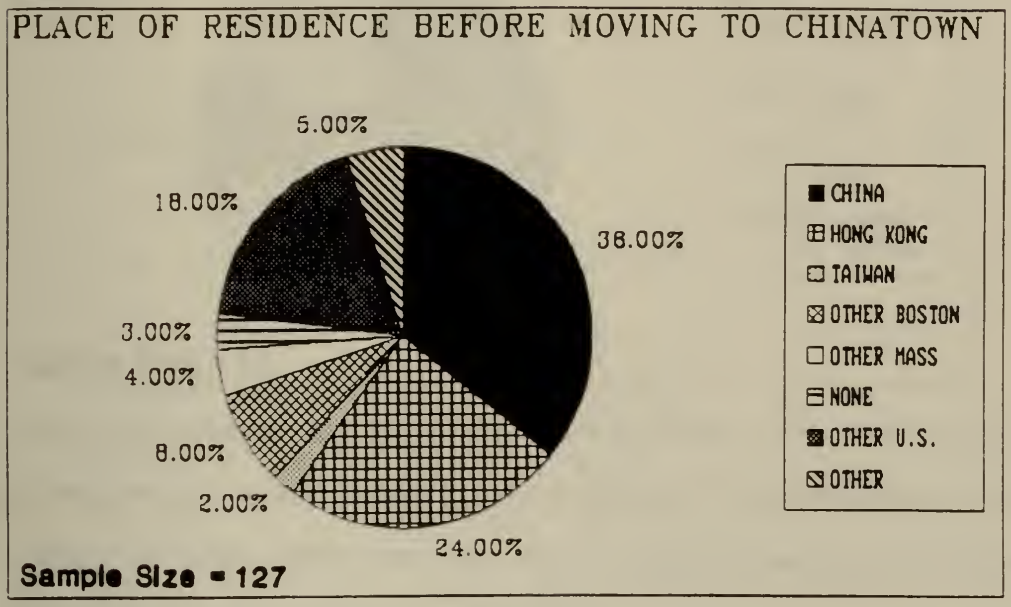
Figure 10.



Nearly two-thirds of current resident users of Chinatown, the majority of whom are Asian, lived outside the United States before moving to Chinatown, with the majority living in China and Hong Kong. See Figure 11. Thirty-six percent came from China, 24 percent from Hong Kong, and 2 percent from Taiwan. Eight percent moved into Chinatown from other Boston neighborhoods, 4 percent

from other parts of Massachusetts, and many, 18 percent, came to Boston's Chinatown neighborhood from other parts of the United States. Three percent have never lived outside Chinatown.

Figure 11.

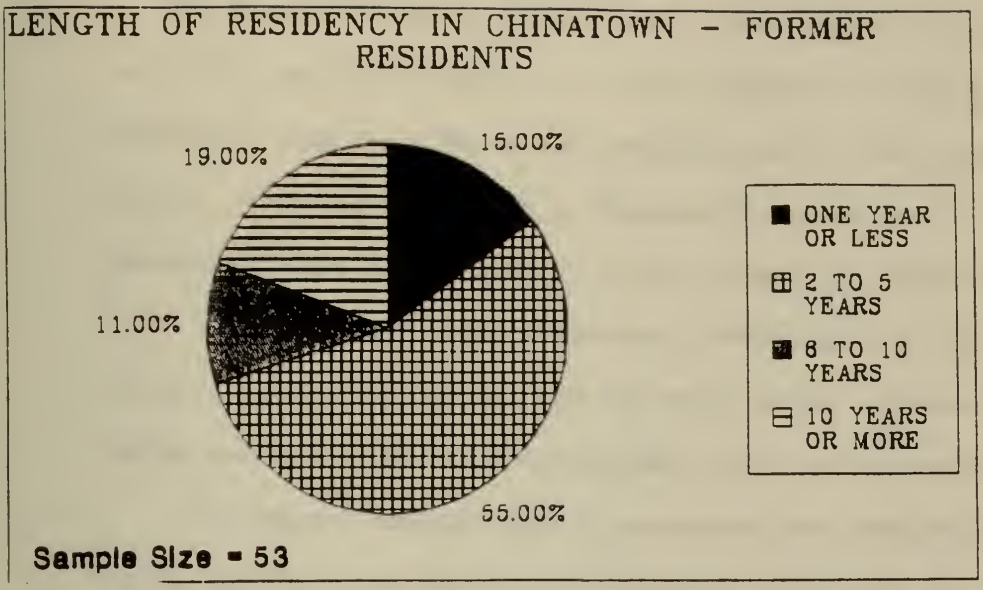


FORMER CHINATOWN RESIDENTS

Nine percent of current Chinatown users are previous residents of this neighborhood. These former residents left Chinatown after an average of four years. Fifteen percent lived in the neighborhood for only one year or less, fifty-five percent lived there for two to five years, eleven percent lived there for six to ten years, and nearly one-fifth, 19 percent, lived in Chinatown for ten years or more. See Figure 12.

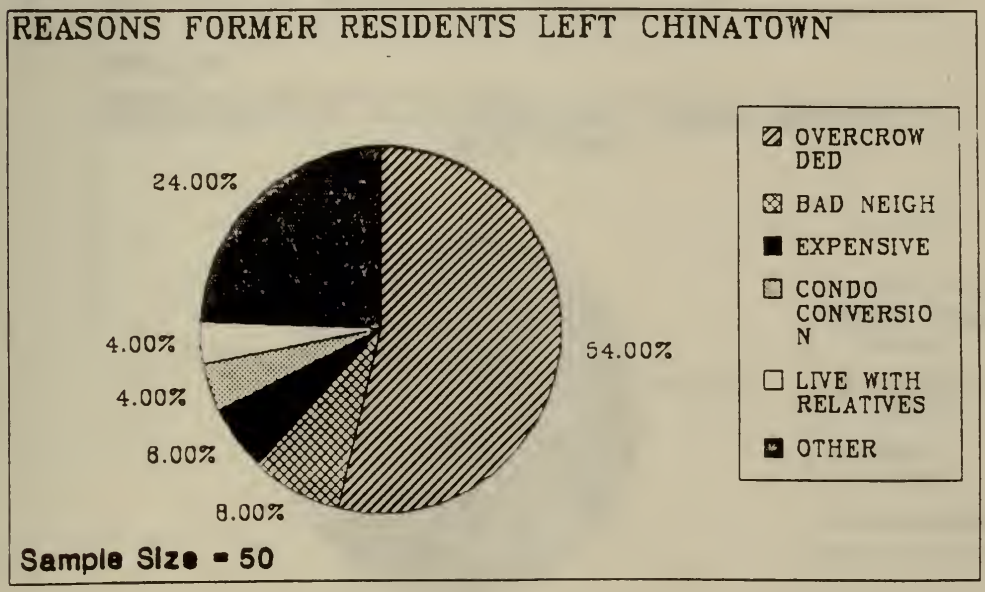
By far the most frequent reason why former Chinatown residents who use Chinatown moved from Chinatown was because of overcrowding. Fifty-four percent of former resident users left because Chinatown was too crowded. Eight percent

Figure 12.



chose to leave because they did not considered Chinatown to be a good neighborhood, while 6 percent thought it was too expensive. Condo conversion forced 4 percent of former residents to leave. Also, 4 percent moved from Chinatown to live with relatives elsewhere. See Figure 13.

Figure 13.

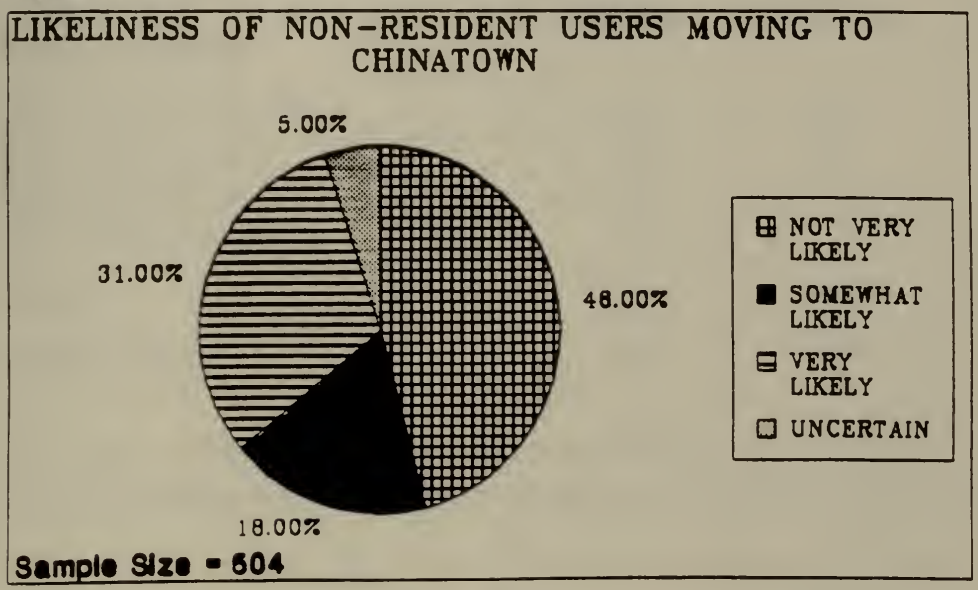


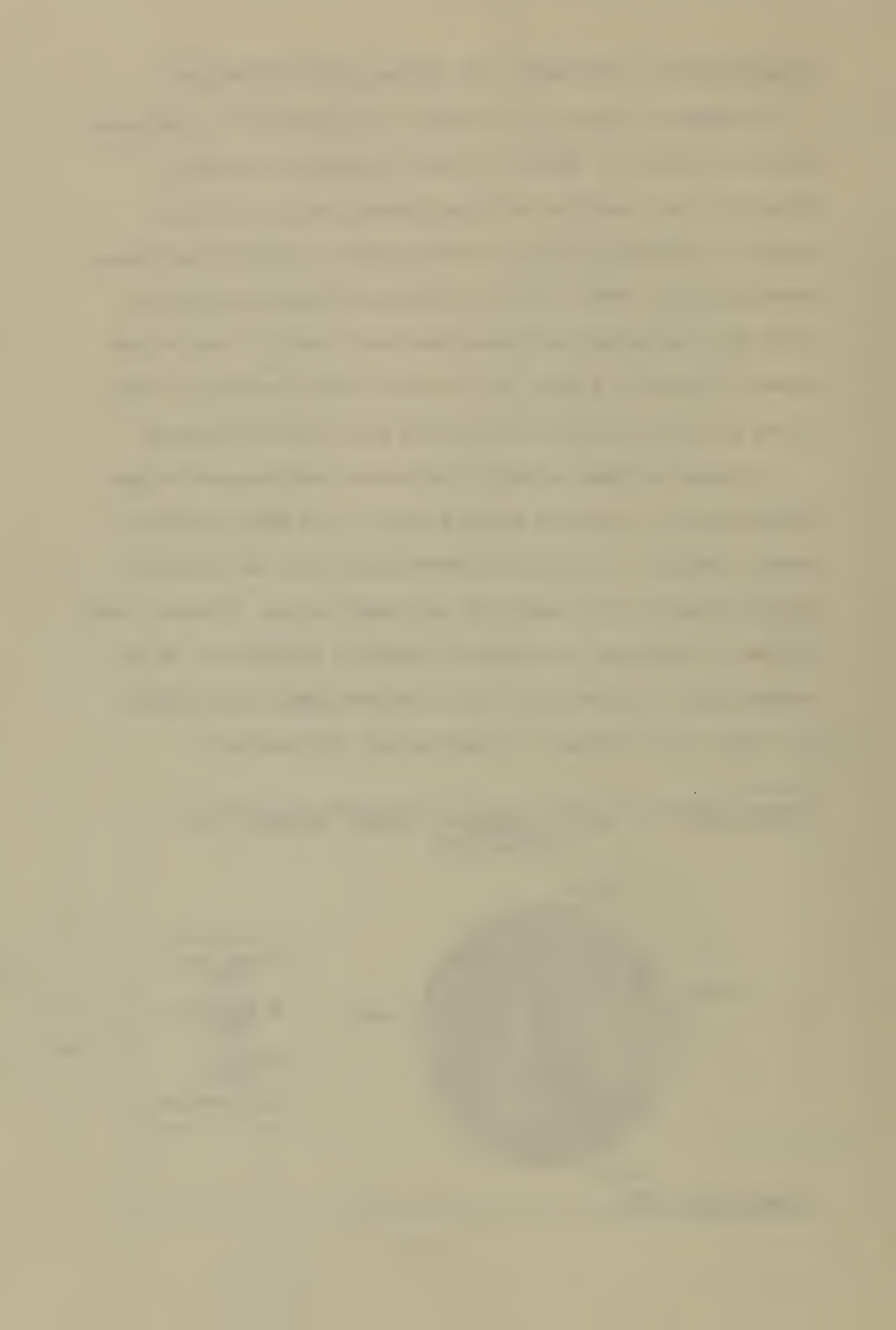
NONRESIDENTS' LIKELIHOOD OF MOVING INTO CHINATOWN

The demand for housing in Chinatown is evident and can be further pointed out by the proportion of families that would be interested in moving to Chinatown if they could find housing comparable in cost to their present housing. To determine what type of housing could be provided for both current residents and those likely to move in, we must assess certain characteristics of the users, such as how much income their families earn and what they are currently spending for housing. Also, the type of tenure, ownership or rental, desired and the cost and size of housing units needed must be determined.

If housing were made available to non-resident users comparable to their current housing in cost, nearly one-third think it is very likely they would move to Chinatown. Almost half, 49 percent, think it is at least somewhat likely they would use this opportunity, while nearly as many, 46 percent, think it is not very likely they would move to Chinatown. See Figure 14. Of non-resident Asians, 13 percent think that it is somewhat likely, and 36 percent very likely, they would move to Chinatown under these conditions.

Figure 14.





Evidently there would be a strong desire on the part of many persons, including non-Asians, to live in Chinatown if housing were available and rates comparable to their present costs.

Of the non-resident users very likely to move into Chinatown under the above conditions, many are from families with low family incomes. Twenty-three percent have total family incomes of less than $10,000. Sixty percent have family incomes under $20,000. In 1984, Boston's median family income was $22,300, indicating that 1987 family incomes of those wishing to live in Chinatown are comparatively low, considering inflation. Family incomes of Asians very likely to move to Chinatown are lower than non-Asians; nearly 80 percent of Asian users very likely to mover have family incomes below $20,000, while only 39 percent of non-Asian users do, as they have a greater proportion with family incomes above $30,000. See Table 14.

Table 14. Income of Non-Resident Users Very Likely to Move to Chinatown (in percent)

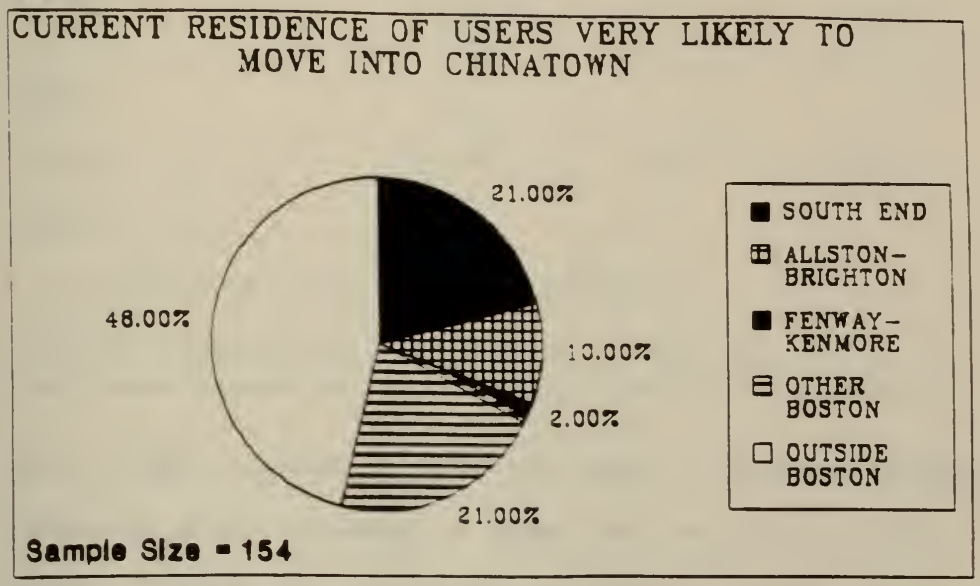
City Median 22,350 84

Family Income	All Users	Asian Users	Non-Asian Users
Less than $10,000	24	26	20
$10,000-19,999	38	52	19
$20,000-29,999	16	11	26
$30,000-39,999	10	4	18
$40,000 and above	10	7	17
Total	100%	100%	100%
Sample Size	145	88	57

Source: Chinatown User Survey, 1987.

Nearly half, 47 percent, of those users very likely to into Chinatown would be coming from outside the City of Boston. Twenty-one percent currently live in the South End and 10 percent live in Allston-Brighton. Both of these neighborhoods have a large Asian population. See Figure 15.

Figure 15.



SIZE AND TYPE OF HOUSING NEEDED

Users very likely to move to Chinatown need housing units of varying sizes. Of households that would move into Chinatown if comparable housing were made available, nearly 40 percent would need a unit with three or more bedrooms. Forty-four percent of Asian users very likely to move to Chinatown need 3 or more bedroom units and current Chinatown residents would need large units as well, with over 60 percent needing three or more bedroom units. See Table 15.

A greater proportion of resident users think a rental unit would be more appropriate to their housing needs than Asian and all users likely to move to Chinatown, while the two latter groups are more interested in owning a condominium. See Table 16. Seventy-seven percent of resident users would prefer a rental unit, compared to only 68 percent of the users very likely to

Table 15. Appropriate Size of Housing Needed (in percent)

Number of Bedrooms	Resident Users	Users very Likely to Move to Chinatown	Asian Users very Likely to Move to Users
1	16	21	15
2	22	40	39
3	36	29	32
>3	25	9	12
Other	1	1	*
Total	100	100	100
Sample Size			

'*' indicates less than 0.5 percent.

Source: Chinatown User Survey, 1987.

move in and 12 percent of Asians very likely to move into Chinatown. Seventeen percent of all and 18 percent of Asians users very likely to move in would prefer a condominium, whereas only 11 percent of residents would.

Table 16. Type of Housing Needed by Users of Chinatown (in percent)

Type of Housing Needed	Resident Users	Users very Likely to Move to Chinatown	Asian Users very Likely to Move to Chinatown
Rental	77	68	72
Single Family	11	7	8
Condominium	11	17	18
Cooperative	*	5	*
Other	1	3	2
Total	100%	100%	100%
Sample Size			

Source: Chinatown User Survey, 1987.

Over 60 percent of current Chinatown residents would like units three or more bedrooms, while 77 percent express preference for rental apartments. Also, 39 percent of Asian users very likely to move in and 44 percent of all users very likely to move in are interested in 3 or more bedroom units, and 72 and 68 percent, respectively, need rental housing. Clearly this reveals a preference of Chinatown residents for large, rental apartments, as well as a lack of understanding of alternative home-ownership. Likewise, users very likely to move in would prefer large rental units. Yet, a greater proportion of users very likely to move in for housing comparable in cost to their current residence are interested in smaller units and ownership opportunities than current residents, although many still need rental units and nearly 40 percent of all users and 44 percent of Asians need 3 or more bedroom units.

Family incomes of Chinatown users are moderate, and the non-residents very likely to move to Chinatown if comparable housing were available, particularly the Asians, have low incomes. Additionally, many of these users need rental housing, especially large units. Whereas the amounts spent on rent and mortgage currently by them are not high, comparable housing for prospective Chinatown residents translates into a need for affordable housing in Chinatown.

Appendix A

METHODOLOGY

The questionnaire was drawn up by the Boston Redevelopment Authority Policy Development and Research Department, reviewed by the Neighborhood Housing and Development Department and the Chinatown/South Cove Neighborhood Council, and completed by Louis DiNatale. Trained bi-lingual surveyors were recruited from the community to canvas Chinatown in October. The survey area covers 28 blocks or about 46 acres in the Downtown Interim Planning Overlay District (IPOD). The intensive field survey does not extend into the South End area where there is a significant concentration of Asian population.

The survey was conducted on the street in ten locations throughout Chinatown not only in the business core area but in peripheral and residential areas. See Map. The survey effort was held on both weekdays and weekends during the morning, afternoon and evening hours. In this way a complete, unbiased picture of the users of Chinatown was developed. In total 644 survey interviews were conducted. The user survey results are accurate to within + or - 2 percent at a 95 percent level of confidence. This means that chances are 95 in 100 that the central value lies within the reported survey value, plus or minus two percent.

The survey questionaire was designed to gather information on all users, resident users and non-resident users. Certain questions were asked of only resident users, such as why they live in Chinatown, how long they have lived there, and where did they live before moving to chinatown. Similarly, questions were asked only of non-resident users, such as whether they would move to Chinatown if housing, comparable in cost to present housing, were provided, as well as questions about when they visit Chinatown, why they visit and what retail services they use when visiting.

Since certain questions were asked of sub-groups of the total 644 person sample and because analysis of survey results was done for other subgroups of persons the user survey results have varying sample errors. As previously stated, the error for the 644 sample is + or - 2 percent from the reported value at a 95% confidence level. In this report sample size for subgroups is included with tables and charts. To determine sample error, please use the following table checking appropriate row for sample size and column for confidence level. For example, from Table 2 on page 10, family income levels are determined for five sets of users with varying sample sizes. Referring to the following table the standard errors at 95% confidence level for the five subgroups would be: all users + or - 2, resident users + or - 4.5, non-resident users + or - 2, Asian users + or - 2.5, non-Asian users + or - 3.

Sampling Errors by Sample
Size and Approximate Reported Percentage
for the Chinatown User Survey

Sample Size	5 or 95%	10 or 90%	20 or 80%	50%
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5

Chances are 95 in 100 that the central true value lies within the reported survey value, plus or minus the number of percentage points shown in this table.

Source: Boston Redevelopment Authority Research Department.

Appendix B

ANSWERS TO OPEN ENDED QUESTIONS

Q1. What do you like best about Chinatown?

1. People
2. Chinese community/people
3. Chinese culture
4. Food
5. Restaurants/cafes/bakeries
6. Convenience
7. Shopping/shops (close to shops)
8. Work (job convenience, work here, pick up job)
9. Own community/people
10. Friends
11. Language
12. Atmosphere
13. Movies/entertainment
14. Activity, center of activity
15. Low cost housing
16. Groceries
17. Transportation
18. Other
19. Don't know
20. No answer

Q2. Most serious problem in Chinatown?

1. Sanitation/ garbage
2. Overcrowding/congestion
3. Transportation
4. Traffic
5. Parking
6. Housing - shortage
7. Housing - affordability
8. Housing - safety and security
9. Crime/safety
10. Gangs
11. Prostitution
12. Pollution
13. English illiteracy
14. Day care
15. Other
16. Don't know
17. No answer

Q3. How do you get your information?

1. Newspaper (general)
2. Chinese Newspaper
3. Friends
4. Family
5. People
6. Fellow workers
7. Storefronts/Shops
8. Bulletin/notice boards
9. Community Groups
10. Radio & TV
11. None
12. Don't Know
13. No Answer

Q4. How could services be improved?

1. Housing-Affordable
2. Medical Services
3. Expanded Services
4. Playgrounds/Pool
5. Youth Services
6. Job Services
7. Affordable Services (general)
8. Translation/Bilingual
9. Needs improvement (unspecified)
10. Good Services
11. Better Housing (unspecified)
12. Other
13. Don't know
14. No Answer

Q5. Reason for coming to Chinatown today and Why do you usually come to Chinatown?

1. Work
2. Eat
3. Meet a Friend/Relative
4. Passing through
5. Shopping (general)
6. Job pickup/on business
7. Grocery shopping
8. Transportation
9. Personal appointment
10. Leisure
11. Other
12. Don't know
13. No Answer

Q6. What Retail or Business Services do you use?

1. Restaurant
2. Grocery stores
3. Bakeries
4. Coffee shops
5. Food (general)
6. Fruit stands
7. Banking
8. Travel agency
9. Hair salon
10. Movie theatre
11. Fabric store
12. Drug stores
13. Medical services
14. Stores (general)
15. None
16. All
17. Other
18. Don't know
19. No Answer

Q7. Why do you live in Chinatown?

1. Convenience
2. No choice
3. Relatives live here
4. Friends live here
5. Speak Chinese
6. Near work
7. Chinese community
9. Other
10. Don't know
11. No Answer

Q8. Why did you leave Chinatown?

1. Too crowded
2. Condo conversion
3. Bad neighborhood
4. Expensive
5. Retired
6. Need new setting
7. Moved in with Relative
9. Other
10. Don't know
11. No Answer

Q9. Where did you live before?

1. Hong Kong
2. China
3. Taiwan
4. Other Boston
5. Other Massachusetts
6. Other U.S.
8. No other Place
9. Other
10. Don't know
11. No Answer

ACCOPRESS